City of Barrie

70 Collier Street
P.O. Box 400
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Final

Affordability Committee

Tuesday, February 27, 2024 | **6:00 PM** | **Council Chambers/Virtual**

AFFORDABILITY COMMITTEE REPORT
For consideration by General Committee on March 20, 2024.

The meeting was called to order by Chair, Councillor, C. Nixon at 6:01 p.m. The following were in attendance for the meeting:

Present: 3 - Mayor, A. Nuttall
Councillor, C. Nixon
Councillor, J. Harris

Absent: 1 - Deputy Mayor, R. Thomson

STAFF:
Associate Director of Corporate Asset Management, K. Oakley
Chief Administrative Officer, M. Prowse
Chief Financial Officer, C. Millar
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, T. McArthur
Director of Legal Services, I. Peters
Executive Director of Development Services, M. Banfield
General Manager of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
Legislative Coordinator, T. Maynard
Manager of Legal Services, A. Mills
Manager of Strategic Initiatives, Policy and Analysis, J. Roberts
Planner, L. Munnoch
Senior Planner, C. Kitsemetry
Senior Policy Advisor and Special Projects Coordinator, E. Chappell
Senior Urban Design Planner, J. Lambie
Service Desk Generalist, D. Higgins
Service Desk Generalist, M. Haupt.

The Affordability Committee met for the purpose of a Public Meeting at 6:02 p.m.

Councillor Nixon advised the public that any concerns or appeals dealing with the application that were the subject of the Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Report regarding the application were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Councillor Nixon confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

The Affordability Committee met and reports as follows:

SECTION "A"

APPLICATION FOR A ZONING BY-LAW AMENDMENT TO PERMIT AGRICULTURE AS A TEMPORARY USE- 15 HARVIE ROAD (WARD 7) (FILE: D30-004-2004)

Daniel Branzea of SmartCentres advised that the purpose of the Public Meeting is to review an application submitted by SmartCentres on behalf of Barrie-Bryne Developments Ltd for a Zoning By-law amendment to permit agriculture as a temporary use for lands known municipally as 15 Harvie Road.

Mr. Branzea discussed slides concerning the following topics:

- An aerial view of the subject property and its current use; and
- The purpose of the application for temporary use and planning policy framework for the subject property.

Celeste Kitsemetry, Senior Planner of the Development Services Department provided an update concerning the status of the application. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Kitsemetry discussed the anticipated timelines for the staff report regarding the proposed application.

Councillor, G. Harvey asked a number of questions to Mr. Branzea and City staff and received responses.

VERBAL COMMENTS:

No verbal comments were provided at the meeting.

WRITTEN CORRESPONDENCE:

No written correspondence was received.

CITY-INITIATED ZONING BY-LAW AMENDMENTS - 50 WORSLEY STREET, 48 DEAN AVENUE AND 29 AND 35 SPERLING DRIVE (WARDS 2, 3 AND 9) (FILES: D30-001-2024, D30-002-2024 AND D30-003-2024)

Michelle Banfield, Executive Director of Development Services advised that the purpose of the Public Meeting is review (3) three applications for City-initiated Zoning By-law Amendments for properties known municipally as 50 Worsley Street, 48 Dean Avenue and 29 and 35 Sperling Drive.

Ms. Banfield discussed slides concerning the following topics:

- The background and purpose of the Zoning By-law Applications for the three site locations;
- Illustrations depicting the existing conditions for each of the subject lands;
- The current land use and zoning designations for each of the subject lands;
- The surrounding developments located in the vicinity of each of the subject lands;
- The concept plans and proposed site-specific standards for the following properties:
  - 50 Worsley Street;
  - 29 and 35 Sperling Drive; and
  - 48 Dean Avenue.
- The next steps in the process.

Members of Committee and members of Council present asked a number of questions of City staff and received responses.

VERBAL COMMENTS:

50 Worsley Street

No verbal comments were provided at the meeting.

29 and 35 Worsley Street

No verbal comments were provided at the meeting.

48 Dean Avenue

1. Irene Lowry, 94 Dean Avenue, Unit 106 described the location of the subject property in 8934 proximity to the Barrie Public Library Painswick Branch.

   Ms. Lowry provided a historical background of the Painswick Library Branch. She described how the library neighbours helped contribute towards the opening of the facility, and at the time it was understood that the subject property would be left as greenspace for a walkable community, and to try and address changing climate issues.

Ms. Lowry expressed her disappointment that there are plans to rezone the property located at 48 Dean Avenue for housing, and how some of the neighbours have felt betrayed by the City. She agreed that the City needs more affordable housing. Ms. Lowry described the types of housing surrounding the proposed development in the area of Dean Avenue, Madeline Avenue to Big Bay Point Road including the IOOF Seniors Complex.

Ms. Lowry discussed her concerns with the amount of housing units proposed for the size of the property, height of building next to the library, who will be designing the building, who will develop it as affordable and who will operate and manage the building.

2. Steve Varga, 28 Russell Drive described the location of his property in the vicinity of Dean Avenue. He indicated that he agrees with the comments made by Ms. Lowry.

Mr. Varga discussed how he heard that initially there were plans to build a parkette or church on the subject property, which would be considered low density developments and not impact the traffic. He discussed that research suggests that increasing traffic has the potential to cause more accidents or civilian casualties or injuries.

Mr. Varga noted that the proposed development is in close proximity to other building under construction. He indicated that both properties are located along a small stretch of land along Dean Avenue which happens to be a single laned roadway, each side with bike lanes.

Mr. Varga discussed concerns related traffic entering and exiting these high-density properties, the potential increase in traffic, safety concerns for students, pedestrians and vehicular traffic, and the potential for increase in accidents.

Mr. Varga advised that residents do walk to the amenities and schools in the vicinity of the proposed. He noted that there is already a lot of traffic that comes from the school on Dean Avenue. He discussed concerns with high density development proposed for the subject property which he feels has been designed for low density.

Mr. Varga agreed that the City does need affordable housing, but that good intentions cannot excuse poor decisions, and that he feels that the proposed zoning is a poor decision for the subject property. He noted that the other vacant properties in the area are close to the highway with two lane roadways each way noting that they may be more suitable for this type of development.

Mr. Varga stated that he has already seen an increase in traffic along Dean Avenue with the new building currently under construction. He described how apartment buildings typically have limited parking, and that he had concerns with potential additional on

street parking which extends onto the surrounding neighbouring streets.

Mr. Varga felt that any decision on this proposed development should wait until the construction is complete on the neighbouring building, as he feels that there is no way to determine the full impact that this high-density development will have on the community and neighbourhood. He stated that he does hope that City Council will not make any quick or rash decisions on the subject property.

Mr. Varga provided a background of his family life. He discussed concerns related to the size of the subject property and the proposed development. He commented on the IOOF Senior Complex property on Dean Avenue, their amount of greenspace and parking.

Mr. Varga discussed concerns with lack of greenspace with these high-density property developments, and he wondered where people would go to play with their children. He discussed on the parks in the Dean Avenue area, and that they would require residents to cross a busy roadway. He stated how the subject property is the smallest piece of land, and he felt that the high density building alone will not leave enough greenspace.

Mr. Varga commented that is great to have a place for people to live, but families do need space for their children to play.

Mr. Varga stated that he feels that the proposed development would increase the risk of problems in the area particularly on the short stretch of roadway on Dean Avenue. He further discussed concerns related to safety of children in a high-density area, traffic congestions and the potential for more accidents.

Mr. Varga felt that subject property is not the best option for another high-density building, especially since it is unknown how the neighbouring building will impact the area.

WRITTEN CORRESPONDENCE:

50 Worsley Street

1. Correspondence from Tonya O'Brien dated February 22, 2024.
2. Correspondence from Sue and Steve Lay received February 25, 2024.

48 Dean Avenue

1. Correspondence from Jeff Catlin dated February 26, 2024.
2. Correspondence from Farhad Khodabande dated February 25, 2024.

29 and 35 Sperling Drive

No written correspondence was received.

The Affordability Committee met and reports as follows:

SECTION "B"

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED JANUARY 23, 2024

The Report of the Heritage Barrie committee dated January 23, 2024, was received. (File: C05)

The Affordability Committee met and recommends adoption of the following recommendation(s):

SECTION "C"

NINE MILE PORTAGE SIGNAGE

That staff in the Development Services Department be directed to consult with the Ontario Heritage Trust regarding the location, design and content of the signage for the Nine Mile Portage and report back to the Heritage Barrie Committee.

This matter was recommended (Section "C") to General Committee for consideration of adoption at its meeting to be held on 3/20/2024.

ADJOURNMENT

The meeting adjourned at 7:10 p.m.

CHAIRMAN